

**WESTCHESTER BUSINESS IMPROVEMENT ASSOCIATION /
WESTCHESTER TOWN CENTER BID
BOARD OF DIRECTORS
MINUTES**

**Thursday, February 18, 2016
Meeting Location: Conference Room
8929 S. Sepulveda Boulevard #130
Westchester, CA 90045**

*In attendance: Board Members – Ruhlen, Payne, Davis, Lemmon, Locke, Saab
Staff – Duckworth
Guest: Steve Rhodes, Captain Nicole Alberca, Cynthia Rogers,
Bryan Vides*

Meeting called to order at 10:10 AM by Acting President John Ruhlen.

1. CALL TO ORDER – Karen Dial, President 10:00 AM

2. PUBLIC COMMENTS This opportunity is reserved for any public comments to the Board pursuant to the Brown Act with the understanding that no action may be taken, nor discussion conducted on un-agendized subjects. It is the Board's policy that persons in the audience may address the Board in connection with any particular agenda item during the public comment period. As provided by the Brown Act, each individual's speaking time shall be limited to three minutes. Anyone desiring to speak during the public comment period must complete a speaker card and submit it to the Chair prior to the start of the meeting.

A. Comments from LAPD SLO

Captain Nicole Alberca, Commanding Officer of the LAPD Pacific Division, addressed the Board and discussed crime issues and other topics of mutual interest.

3. APPROVAL OF MINUTES – January 21, 2015

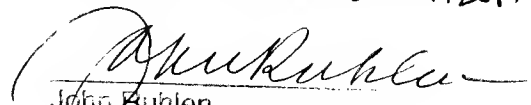
Defer to next meeting.

4. FINANCIAL REPORT – Through January 31, 2016

*After discussion, Motion Davis 2nd Payne: "The WBIA Board of Directors hereby approves the Financial Report through January 31st, 2016 as presented."
Unanimously approved.*

5. BUSINESS ITEMS

By the Westchester
Business Improvement Association
Board of Directors on Jun 19, 2017


John Ruhlen
Board Secretary

A. A. Presentation / Discussion / Approval of FY 2015 Year End Expenditure Report

The Executive Director presented the Expenditure Cash Flow Report through December 31, 2015 as well as his projections through 2016. The Board discussed the notes relative to proposed projects in 2016. The Executive Director's report was accepted by consensus.

B. Presentation of FY 2016 Budget Projections

C. Review / Possible Approval of Recommendations from Precision Concrete Cutting ("PCC") Assessment of Westchester Sidewalk Conditions

The Executive Director reviewed the summary of recommendations from Precision Concrete Cutting's Sidewalk Assessment Report presented in December 2015. The report recommends about \$18,000 in sidewalk improvements within the district. The Executive Director suggested that the Board defer further action at this time pending completion by the City of Los Angeles Sidewalk Repair Program which could provide incentive funding for the BID. The Board agreed by consensus.

D. Approval / Ratification of Purchase of 7 Decorative Trash Receptacles

The Executive Director presented a cost quote to purchase 7 additional trash receptacles.

After discussion, Motion Davis 2nd Saab: "The WBIA Board of Directors hereby approves the recommended purchase of 7 additional decorative trash receptacles." Unanimously approved.

E. Presentation / Discussion re Possible Farmer's Market in Westchester BID Area (Addition to Existing Wednesday Market)
- Cynthia Rogers, Market Manager

Cynthia Rogers, Market Manager, presented her thoughts about the possible addition of a Farmers Market in the Westchester BID area. This market would be an addition to the existing Wednesday Farmers Market. A general discussion about the cost and benefits ensued. No action was taken.

6. REPORT FROM EXECUTIVE DIRECTOR
7. BOARD MEMBER COMMENTS
8. NEXT MEETING – March 17, 2016

9. ADJOURNMENT

12:00 PM

Meeting adjourned at 11:45PM

**WESTCHESTER BUSINESS IMPROVEMENT ASSOCIATION /
WESTCHESTER TOWN CENTER BID
BOARD OF DIRECTORS MEETING**

ATTENDANCE SIGN-IN SHEET

DATE: February 18, 2016

**Meeting Location:
8929 S. Sepulveda #130
Main Conference Room
Westchester, CA 90045**

Karen Dial, President

John Ruhlen, Secretary

Miki Payne, Treasurer

Jack Davis, Board Member

Heather Lemmon, Board Member

Christopher H. Locke, Board Member

Lara Saab, Board Member

Don Duckworth, Executive Director

Guests:

Tel.

E-Mail

Cynthia Rogers

Bryan Vides

310-703-3699

Steven Rhoder (310) 303-8261

Nicole Albrecht (213) 440-3432